

Director of Public Health

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Claire Westwood

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Date: 23/07/2025

Dear Ms Westwood

Location: Land north of Little Green Lane, Croxley Green

Proposal: Development of up to 600 residential dwellings (Use Class C3(a)), construction of a 5-bedroom property for childrens social care and supported living (Use Class C3(b)). Two vehicular access points from Little Green Lane and further pedestrian / cycleway accesses. A one form entry primary school (Use Class F1(a)) (plus expansion land for a two form entry primary school). A mixed use local centre including provision for NHS health and social care services (Use Class E(e)), community building (Use Class F2), retail and cafe provision (Use Class E(a-c)), car parking and associated infrastructure. A country park, areas for play and recreation, allotments, community orchard and landscaping with associated infrastructure including sustainable urban drainage systems. (Layout, scale, appearance and landscape as reserved matters).

App. No: 24/2073/OUT

Thank you for the opportunity to comment on the submitted HIA report for this development proposal.

HCC Public Health are pleased to see that a comprehensive HIA has been carried out for the above proposal. The Health Impact Assessment has been quality assessed using the WHIASU Quality Assurance Review Framework (2017). The findings are detailed in this section. They have been broken down into four headings:

1. Clarifications required; 2. Strengths; 3. Weaknesses; and 4. Revisions required

Clarifications required

1. None

Strengths

- The HIA report acknowledges the positive, negative, and neutral impacts of the proposed development and the magnitude of the impact. It clearly considers sensitivity of receptors and the significance of effect.
- The HIA provides clear recommendations to reduce or mitigate negative impacts.
- The HIA was carried out at an early stage which means its recommendations has informed the masterplan of the scheme.
- The type of HIA is appropriate and proportionate to the scale and nature of the proposed development.
- HCC Public Health was consulted on the scope of the HIA.
- The HIA includes aims and objectives.
- The HIA report identifies key stakeholders and consultation data has been included in the report.
- The HIA refers to HCC's Health Impact Assessment Position Statement.
- The HIA considers the wider determinants of human health and is informed by other technical reports submitted as part of the planning application.
- The HIA includes a description of the proposed development and information on the surrounding area. This includes access to existing services and amenities from the site, including schools, shops and public transport.
- The HIA had been assessed used the WHIASU Quality Assurance Framework.
- The WHO definition of health has been used in the HIA.

- The HIA has considered the health of the existing population of the surrounding areas and has identified vulnerable groups. The HIA distinguishes between the general population and vulnerable people in the community to identify impacts.
- The HIA report references National Planning Policy Framework, National Planning Practice Guidance, Three Rivers Local Plan, Community Strategy for Three Rivers and the Hertfordshire Health and wellbeing Strategy.
- The report includes a section which provides a local health profile for Three Rivers.
- Cumulative impacts have been considered in the HIA.
- The HIA considers the construction and operational impacts from the proposed scheme.
- Report is clearly structured with subheadings.
- The HIA report includes assumptions and limitations.

Weaknesses

- No monitoring is proposed to ensure that recommendations are implemented and key health and wellbeing impacts will not be further monitored.

The points included under 'weaknesses' have been included in our feedback for your consideration, which the applicant may wish to address.

Thank you again for consulting HCC Public Health on the HIA for this proposal. We are pleased with the outcome of this report and that recommendations have influenced the masterplan of the scheme.

Kind regards

Hollie Rawlings

Healthy Places Planning Officer
Healthy Places and Communities Team
Hertfordshire Public Health